

## 12 MILL LANE, B61 8AG

### LARGE CLASS E UNIT - FOR SALE (MAY LET)

POTENTIAL FOR RETAIL, RESTAURANT, GYM / FITNESS, OFFICE, MEDICAL / HEALTHCARE, SHOWROOM OR OTHER USES SUBJECT TO PLANNING

FORMER SUPERMARKET SITUATED OPPOSITE A 350 SPACE PUBLIC CAR PARK  
HIGHLY VISIBLE CORNER LOCATION. PROMINENT FRONTAGES ONTO MARKET STREET & MILL LANE



#### LOCATION

Bromsgrove is a vibrant, busy affluent market town located south west of Birmingham and north east of Worcester.

The premises are situated in a prominent corner position benefitting from high passing vehicle traffic on Mill Street and pedestrian footfall on Mill Lane linking directly to the High Street only 100 yards away. The premises are opposite **ASDA Superstore** and a **350 space public car park**. Other nearby occupiers include **Boots, Argos, Costa, EE, Lloyds Bank, Savers** and **Greggs** amongst others.

#### ACCOMMODATION

The premises are arranged over ground and first floor levels offering the following approximate gross internal floor areas:-

Ground Floor	-	793.34 m <sup>2</sup>	8,529 sq ft
First Floor	-	552.29 m <sup>2</sup>	5,945 sq ft
Total	-	1,344.63 m <sup>2</sup>	14,474 sq ft

The premises benefits from excellent rear servicing.

#### TERMS

Available for sale freehold with vacant possession.

A letting may be considered upon terms to be agreed.

#### RENT

Rent upon application. VAT is applicable.

#### FREEHOLD PRICE

£595,000 exclusive of VAT.

#### SERVICE CHARGE

Approximately £2,000 per annum exclusive of VAT.

#### EPC

Energy Rating E. EPC available upon request.

#### BUSINESS RATES

Rateable Value	-	£83,000
Rates Payable (2024/25)	-	£45,318 pa

*Interested parties are advised to make their own enquiries with the Local Authority.*

#### COSTS

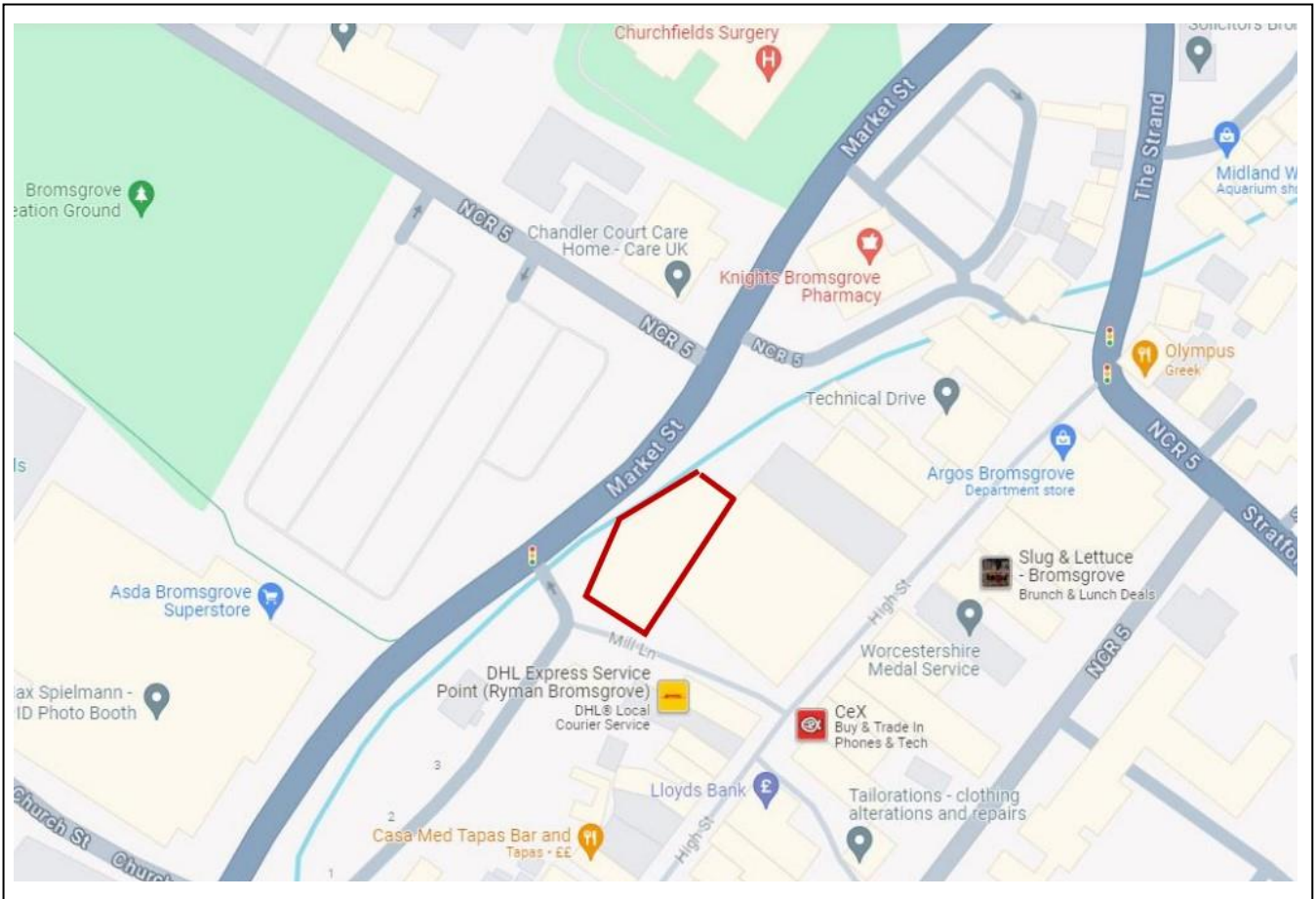
Each party is to be responsible for their own costs incurred.

#### VIEWING

Viewings can only be carried out by contacting:-

Jonathan Daniels  
07775 948 774  
[jonathan@jmdcommercial.co.uk](mailto:jonathan@jmdcommercial.co.uk)

Or our joint agent: Nicholas Brett & Co - 01527 875 669



## GROUND FLOOR (NOT TO SCALE)



## FIRST FLOOR (NOT TO SCALE)

